

REAL ESTATE TAXES

Granby's real estate taxes are based on a fiscal year and billed on a quarterly basis. A fiscal year is July 1st thru June 30th. The first two quarters, which are mailed by June 30th and are due August 1st and November 1st, are preliminary bills (an estimated bill), which is usually half of what was paid the previous fiscal year billed in two quarters. After the Assessor's Office prepares the tax rate for the current fiscal year in the fall, the actual bills are prepared and mailed by December 31st, which are due February 1st and May 1st (3rd and 4th quarters).

By law, the owner of record as of January 1st is assessed the real estate tax. If there is a transfer of ownership after this date the bill will remain in the previous owner's name until the following January 1st. The Assessor's Office will list the new owner's name on the second line on the bill as c/o (subsequent/new owner). If you did not receive a copy of the current bill at time of closing, contact the Collector's Office at 413-467-7170 for a copy of the bill.

Legally, bills must be mailed to the property owner. If your taxes are escrowed, it is your responsibility to provide your bank with copies of the bills, if required, and to make sure payments are being made correctly on a timely basis.

If you have questions regarding your assessment or a change of mailing address, please contact the Assessor's Office at 413-467-7196. Also contact the Assessor's Office regarding abatements or exemptions (see link on previous page).

If you do not receive your bill, contact the Collector's Office at 413-467-7170 to obtain a copy of your bill. State law states that failure to receive a tax bill does not affect the validity of the tax or any interest or fines incurred due to late payment.

Payments must be received on or before the due date to avoid any interest or late fees. Interest accrues at 14% per annum, computed from the date the bill was due. A demand bill is sent after the completion of the fiscal year (fourth quarter due May 1st) to outstanding accounts, which is due in fourteen (14) days. After the demand billing, tax title procedures will be started on any remaining outstanding accounts. Once the lien is recorded at the Hampshire County Registry of Deeds, the accounts are turned over to the Town Treasurer for collection and/or foreclosure procedures.

Please Note:

Fiscal Year – July 1st through June 30th

Due dates – August 1st, November 1st, February 1st, May 1st, or the first following Monday if falls on a weekend.

Mailings – although Granby is quarterly, the bills are mailed twice a year – June 30th (preliminary bills – 1st and 2nd quarters due August 1st and November 1st), December 31st (actual bills – 3rd and 4th quarters due February 1st and May 1st)

Contact the Collector's Office if you do not receive your bill or are a new owner to obtain a copy of the bill.

Payment is due on or before the due date to avoid any interest or late fees. Please enclose the Collector's copy of your bill with your payment. Make checks payable to the "Town of Granby". If you would like a receipt, enclose a self-addressed, stamped envelope with your payment along with the entire bill. Payment methods at this time are checks, money orders or cash (do not mail).

Contact the Assessor's Office regarding assessment questions, mailing address changes or abatements/exemptions (see link on previous page).